

# TO LET

1-3 Friargate  
Freshney Place Shopping  
Centre  
Grimsby



## Location

The unit benefits from excellent sight lines from the Flottergate entrance, located adjacent to the indoor market, Card Factory, The Works and Starbucks mall cafe.

## Accommodation

The premises do have the potential to be split to suit specific requirements.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	2,836	263.5
First Floor Ancillary	787	73.1

## Rent

Upon application

## Tenure

A new effectively full repairing and insuring lease is available for a term of years to be agreed.

## Business Rates

For further details visit Gov.uk or contact the business rates department in the local authority.

## Service Charge

The on-account service charge for the year 2018 stands at approximately £40,975.87.

## EPC

Energy Performance Asset Rating - D

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared October 2018

Viewing Strictly through the joint letting agents.

Barker Proudlove

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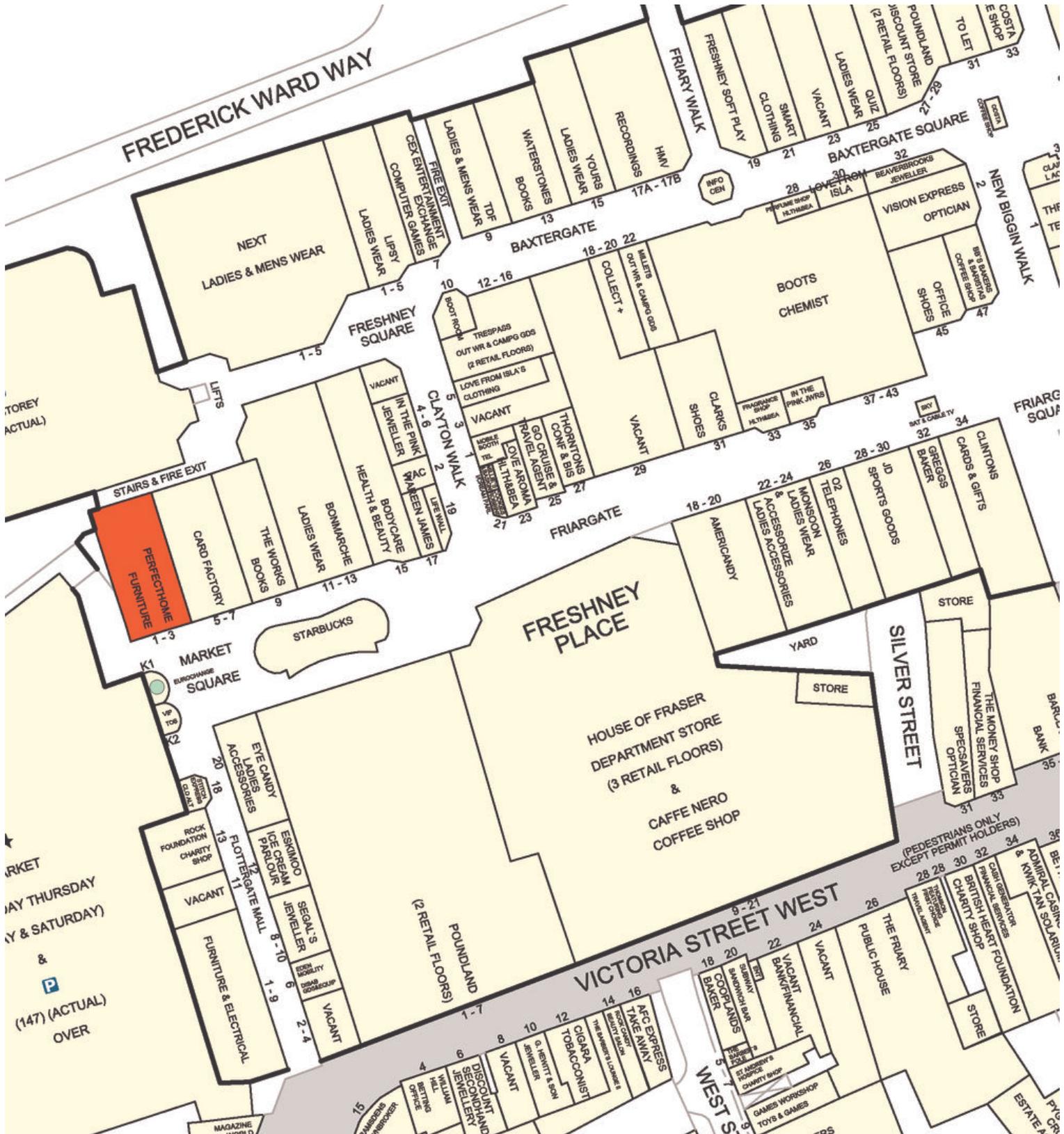
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